Doc. # 4888
4/23/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF CONTRACTOR'S ASSOCIATION OF BOSTON, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCELS #3, #8, #30, #31, AND #32 IN THE KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Contractor's Association of Boston, Inc. has expressed an interest in and/or has submitted a satisfactory proposal for the development of Disposition Parcels #3, #8, #30, #31, #32 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Contractor's Association of Boston be and hereby is finally designated as Redeveloper(s) of Parcels #3, #8, #30, #31, #32 in the Kittredge Square Urban Renewal Area.

2. That it is hereby determined that Contractor's Association of Boston, Inc. possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Contractor's Association of Boston, Inc. for the development of Parcels #3, #8, #30, #31, #32 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

DUD3/P/012887/1

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels #3, #8, #30, #31, #32 to Contractor's Association of Boston, Inc. said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Mr. Muhammad Ali-Salaam
Senior Planner
Dudley Project Manager
Boston Redevelopment Authority
Dudley Office
2406 Washington Street
Roxbury, MA 02119

January 28, 1987

Dear Muhammad:

RE: CAB DEVELOPMENT PROJECT
ALVAH KITTREDGE SQUARE

We, the members of the Joint Planning and Development Committee have reviewed the development plans for the proposed project, as submitted by Future Development Co. the development consultant and coordinator and Harris & Davis, the architects for the project on January 9th. The final design calls for 13 residential units available for homeownership consisting of 7-three bedroom, 5-two bedroom and a one bedroom unit. The exteriors of the brick and masonry buildings will be rehabbed to preserve the historical integrity of the surrounding community. We will continue to work with CAB to pursue parking in the unused lot at the corner of Highland and Dorr Streets; we will also pursue greenspace considerations in cooperation with CAB.

We feel that this development project will make a significant contribution to the long overdue revitalization of the Alvah Kittredge Square area, and as such we strongly support the redevelopment of 67, 75 and 79 Highland Streets as well as 21 Morley and 8 Alvah Kittredge Streets.
The Joint Planning and Development Committee recommends that the BRA move towards final designation for the Contractor's Association of Boston on these sites. We are confident that CAB along with Future Development, Harris & Davis, G.L. Future Construction and Professional Builders as their development team can successfully complete this development

The Committee looks forward to its continued involvement with the CAB development process as well as working with both the BRA and CAB and other developers in future projects in the Roxbury Highlands area.

Sincerely,
Beth Deare
co-Chairperson
Roxbury Highlands
Joint Development
Committee

INTER-OFFICE COMMUNICATION

TO MUHAMMAD ALI-SALAAM

FROM ROBERT MC GILVRAY

DATE JANUARY 28, 1987

SUBJECT C A B PLANS AND COST ESTIMATES

I have reviewed the plans and cost estimates as submitted by the Contractors Association of Boston for the following properties:

Property	Units
67 Highland Street	3
75 Highland Street	3
79 Highland Street	2
21 Morley Street	2
8 Alvah Kittredge Park	3
	13

The plans have been approved by me, and the cost estimates seem reasonable for the proposed level of rehabilitation.

cc: Millett, Sabur, Moulton

PROVIDENT FINANCIAL SERVICES

04-17-87

CONTRACTORS ASSOCIATION OF BOSTON INC.
270 ROXBURY STREET
ROXBURY, MA 02119
Re: Mortgage Application # 7511200294A
Property: 21 MORLEY ST. & 8 ALVAH KITTERIDGE PARK, ROXBURY MA 02119
Loan Number : 1480034

We are pleased to inform you that your application for mortgage credit, to be secured by the real estate as captioned above, has been approved. We agree to make a mortgage loan to you on the terms and subject to the conditions set forth below. All conditions must be met at least two days prior to closing.

LOAN AMOUNT	: $ 518050.00
TERM	: 9 months
COMMITMENT FEES	: $ 10361.00
RATE (FLOATING)	: 9.75%
INTEREST ONLY	: $ 4209.16
TOTAL PAYMENT	: $ 4209.16

REPAYMENT TERMS: * Adjustable Rate Mortgage *
To be repaid in the manner and amounts as specified in the attached Disclosure. The above stated Contract Interest Rate shall be considered the 'Initial Interest Rate' only

COMMITMENT TERMS: This commitment is valid until the Lock-In expiration date and as such must close no later than 05-17-87. This commitment shall become void if not accepted within seven (7) days from date herein.

PFSI Reserves the right to cancel this commitment if, prior to loan closing, any change occurs in your financial position or credit standing which, in the judgment of PFSI, affects your ability to repay the mortgage indebtedness.

Upon acceptance, it is agreed that you will be responsible for all closing costs and other expenses incurred as a result of processing this loan. Upon your acceptance of this commitment, we will require your check for $ 5180.50. All deposits received by PFSI pursuant to your application and/or this commitment shall be retained by PFSI and applied toward the costs of processing your application.

PROVIDENT FINANCIAL SERVICES

TAX AND INSURANCE PAYMENTS

The mortgage which you will execute requires that PFSI escrow sufficient funds for real estate taxes. ACCORDINGLY, YOU WILL BE REQUIRED TO PAY 1/12 OF YOUR ESTIMATED REAL ESTATE TAX TO PFSI MONTHLY.

At the time of mortgage closing, you will by required to bring with you an insurance policy which shall include extended coverage in an amount not less than the mortgage amount naming PFSI as the First Mortgagee. The endorsement is to read as follows: 'The Provident Financial Services, Inc., its successors or assigns as their interest may dictate.' WE REQUIRE THAT THE FIRST YEAR'S PREMIUM BE PAID IN FULL, AS SHOWN BY A PAID RECEIPT AND THE INSURANCE POLICY OR BINDER.

CLOSING EXPENSES

At mortgage closing you should be prepared to provide sufficient funds for the balance of the selling price, tax escrow adjustment, if any, attorney's fees and expenses plus miscellaneous PFSI origination costs incidental to this transaction if any. Completion of this transaction by means of secondary financing is expressly prohibited unless previously approved in writing by PFSI.

TITLE

This commitment is subject to title which is free and clear of all encumbrances except those which PFSI may approve and is, in the opinion of our counsel, a good and clear record and marketable title.

FLOOD INSURANCE

If the property securing this debt is located within a flood hazard area as defined by HUD, you will be required to obtain Flood Hazard Insurance in at least the amount of the mortgage or the maximum available in your community, whichever is less, naming PFSI as first mortgagee. If required, the policy must be in force at the time of loan closing and continued throughout the life of this loan. This commitment is subject to receipt and approval of a certified plot plan which will be ordered upon your acceptance of this commitment.

As a condition of this commitment, mortgagor(s) will be required to execute a Lead Paint Certification and Indemnification Agreement at time of loan closing.

At time of closing, the seller will be required to certify to you the homebuyer, whether or not the property contains Urea Formaldehyde Foam Insulation. A document for this certification will be provided by Provident Financial Services Inc., at time of closing.

PROVIDENT FINANCIAL SERVICES

Lender will require a mortgagee's title insurance policy in an amount not less than the mortgage amount, the cost of which is to be paid by the borrower(s).

At closing, the mortgagor(s) will be required to execute a typed application.

The lender will require a homeowner's insurance policy in an amount not less than the mortgage amount. A policy and paid receipt must be presented at the closing

The lender will require a fully executed ARM Disclosure.

Mortgage loan proceeds shall be held by PFSI and advanced in accordance with the terms and conditions as contained in a loan agreement, which shall be executed at the time of loan closing together with the note and mortgage. Prior to each advance, PFSI will require an inspection of the mortgaged premises; and it is further agreed that the cost of each inspection is to be deducted from the total amount of each disbursement. An inspection fee of $ 75.00 shall be charged for each inspection.

Prior to disbursement of the first advance of construction loan proceeds, PFSI shall require an 'instrument' survey indicating the exact location of the building foundation. This survey shall be ordered by PFSI and the cost of such survey will be deducted from the first advance.

Commitment subject to the following conditions.

1. Receipt, review and approval of Purchase and Sale agreement between Boston Redevelopment Authority and borrower.
2. Receipt, review and approval of building permit for subject property per plans and specifications.
3. Construction contract and schedule prepared by the contractor and accepted by borrower(s). (Total $ 124,804.00)

Please return this, signed, in the enclosed envelope if you intend to accept our commitment. Upon receipt of your acceptance, we will forward your application to the conveyancer,
ATTY. SUSAN GANNON, 1210 WASHINGTON ST., WEST NEWTON, MA, 02165, 617-965-7400 for title examination. At a later date, we suggest you then contact the conveyancer to arrange a time for the mortgage closing.

May we extend to you our appreciation for the opportunity to be of service. If you have any questions concerning the processing of your application, please do not hesitate to call our Mortgage Origination Department.

Very truly yours,

WILLIAM M. MULLIN
SR. VICE PRESIDENT

Date: _____ Accepted by: _____

Date: _____ Accepted by: _____

PROJECT OVERVIEW

December 30, 1986

1. Proposed Name: Contractor's Association of Boston, Inc.'s Devel

2. Location: Roxbury MA

3. Type of Property: Condo - Phase II

4. Size of Property:

A. Number of Units:	5
B. Number of Floors:	3
C. Total NET Square Footage	5522
D. Total GROSS Square Footage	7198
E. Construction Cost per S.F.	$59

UNIT SIZE - SQ. FT.	DESCRIPTION	QUANTITY	PERCENT
0	One Bedrooms:	0	0.00%
996	Two Bedrooms:	3	60.00%
1266	Three Bedrooms:	2	40.00%

5. Construction Type: Brick Mid-Rise

6. Date of Construction: May 1987

7. Date of Purchase: May 1987 Current Estimated Shell Value: $190,000

	Per Unit	
8. HARD COSTS		
A. Asking Price	$0	$0
B. CAB's Offer	$0	$0
C. Capital Improvements	$84,961	$424,804
SUBTOTAL: HARD COSTS	$84,961	$424,804
9. SOFT COSTS		
A. Developer's Fee		$16,992
B. Working Capital Reserve		$3,750
C. Construction & Development Interest		$26,753
D. Loan Commitment Fee & Title		$12,039
E. Architectural & Engineering		$21,240
F. Brokerage & Marketing		$21,937
G. Land Carrying Cost		$0
H. Legal, Accounting, Insurance & Security		$4,000
I. Survey, Landscaping & Site Engineering		$4,248
J. Contingency		$21,240
K. Interest during sell-off		$16,052
SUBTOTAL: SOFT COSTS		$148,253
10. TOTAL PROJECT COST:	Per Unit	
	$114,611	$573,057

CAB REDEVELOPMENT
PHASE II

SOFT COSTS

Developer's Fee	4 % of Construction Costs
Working Capital Reserve	$750 per unit
Construction Interest	T.L.*10.0%*50%*1
Loan Commitment & Title	2.25% of T.L.-B&M/Sell out
Architectural & Engineering	5% of Construction Costs
Brokerage & Marketing	3.25% of Gross Sales Revs.
Land Carry	Cost*10.0%*1.25
Legal, Accounting, Insurance & Security	$800 per unit
Survey, Landscaping & Site Engineering	1.0% of Construction Costs
Contingency	5% of Construction Costs
Interest During Sell-Out	H.C.*12% *.25

CAB DEVELOPMENT PROJECT
PHASE II

CONSTRUCTION COSTS

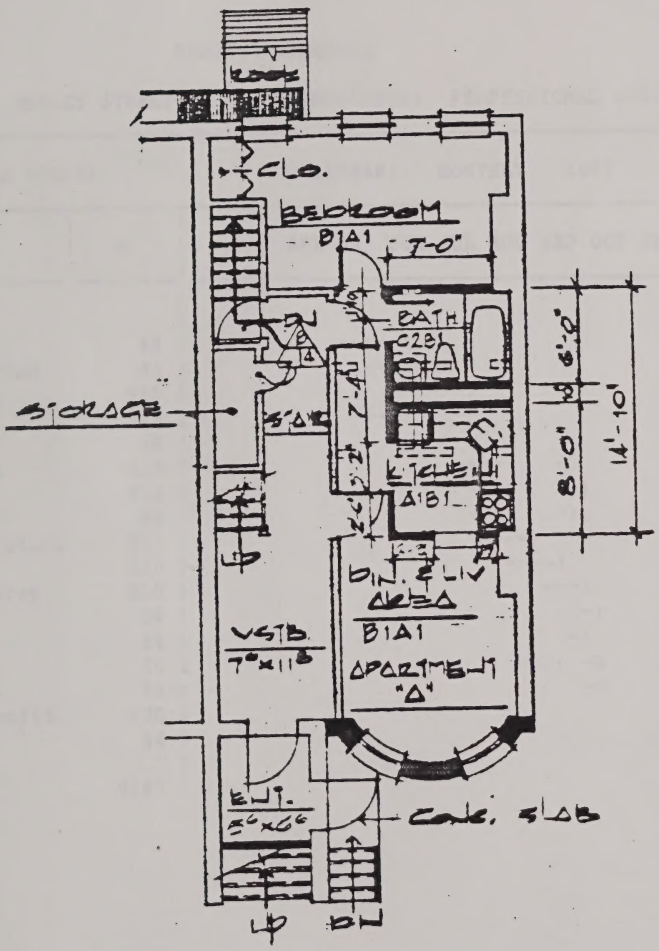
UNIT	BLD'G	GSF	COST SF	CONSTRUCTION COSTS
A	21 MORLEY	1,414	$55.00	$77,770
B		1,414	$60.00	$84,840
		2,828	$57.50	$162,610
A	8 KITTREDGE	1,600	$55.00	$88,000
B		1,600	$65.00	$104,000
C		1,170	$60.00	$70,200
		4,370	$60.00	$262,200
	TOTAL	7,198	$59.02	$424,810

PROJECT SCHEDULE

PROJECT: 8 KITTREDGE SQUARE CONTRACTOR: PROFESSIONAL BUILDERS

($ in 000's) CALENDAR: MONTHLY 1987

DESCRIPTION	$	APR MA JUN JUL AUG SEP OCT NOV
Demolition	$12	-----›
Site Preparation	$6	--›
Rough Framing	$25	--------›
Masonry	$42	----›
Roofing	$8	--›
Windows/Doors	$16	--› -›
Electrical	$20	---› -›
Plumbing	$14	---› -›
Heating/Insulation	$18	---›
Drywall	$16	---›
Finish Carpentry	$18	---›
Appliances	$10	-›
Painting	$8	-›
Carpeting	$10	-›
Landscaping	$3	-›
Overhead & Profit	$30	
Taxes	$6	
Total	$262	



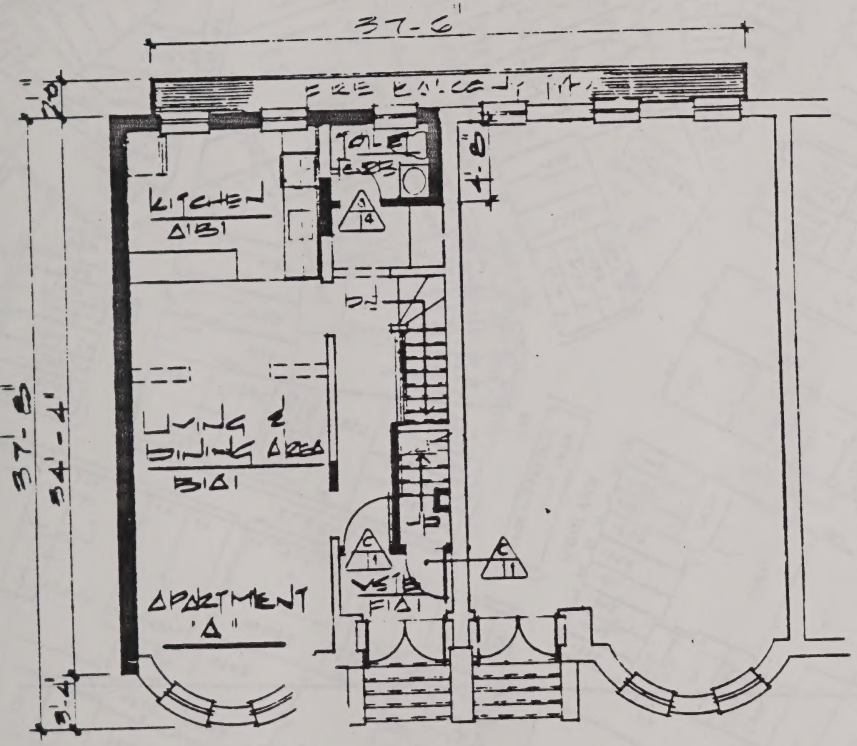
GROUND FLOOR

PROJECT SCHEDULE

PROJECT: 21 MORLEY STREET CONTRACTOR: PROFESSIONAL BUILDERS

($ in 000's) CALENDAR: MONTHLY 1987

DESCRIPTION	$	APR MA JUN JUL AUG SEP OCT NOV
Demolition	$8	-----›
Site Preparation	$4	--›
Rough Framing	$15	-------›
Masonry	$16	---›
Roofing	$8	---›
Windows/Doors	$10	---› -›
Electrical	$14	---› -›
Plumbing	$8	---› -›
Heating/Insulation	$17	----›
Drywall	$10	----›
Finish Carpentry	$10	---›
Appliances	$6	-›
Painting	$4	-›
Carpeting	$6	-›
Landscaping	$3	-›
Overhead & Profit	$20	
Taxes	$4	
Total	$163	



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DUPLEX

Location map - R 167 Kittredge Sq. Urban Renewal Project

CAB REDEVELOPMENT

MAP KEY

1. 79 Highland Street
2. 75 Highland Street
3. 67 Highland Street
4. 8 Kittredge Square
5. 21 Morley Street

CAB Headquarters

PROJECT OVERVIEW December 30, 1986

1. Proposed Name: Contractor's Association of Boston, Inc.'s Devel

2. Location: Roxbury MA

3. Type of Property: Condo - Phase I

4. Size of Property:

A. Number of Units:	8
B. Number of Floors:	3
C. Total NET Square Footage	8311
D. Total GROSS Square Footage	12516
E. Construction Cost per S.F.	$42

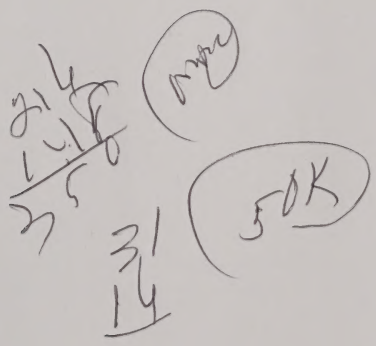
UNIT SIZE - SQ. FT.	DESCRIPTION	QUANTITY	PERCENT
632	One Bedrooms:	1	12.50%
1017	Two Bedrooms:	2	25.00%
1129	Three Bedrooms:	5	62.50%

5. Construction Type: Brick Mid-Rise

6. Date of Construction: April 1987

7. Date of Purchase: April 1987 Current Estimated Shell Value: $310,000

8. HARD COSTS	Per Unit	
A. Asking Price	$0	$0
B. CAB's Offer	$0	$0
C. Capital Improvements	$65,991	$527,925
SUBTOTAL: HARD COSTS	$65,991	$527,925
9. SOFT COSTS		
A. Developer's Fee		$31,675
B. Working Capital Reserve		$6,000
C. Construction & Development Interest		$34,547
D. Loan Commitment Fee & Title		$15,546
E. Architectural & Engineering		$31,675
F. Brokerage & Marketing		$33,250
G. Land Carrying Cost		$0
H. Legal, Accounting, Insurance & Security		$6,400
I. Survey, Landscaping & Site Engineering		$5,279
J. Contingency		$31,675
K. Interest during sell-off		$20,728
SUBTOTAL: SOFT COSTS		$216,776
10. TOTAL PROJECT COST:	Per Unit	
	$93,088	$744,701



CAB REDEVELOPMENT
PHASE I

SOFT COSTS

Developer's Fee	6 % of Construction Costs
Working Capital Reserve	$ 750 per unit
Construction Interest	T.L.*10.0%*50%*1
Loan Commitment & Title	2.25% of T.L.-B&M/Sell out
Architectural & Engineering	6% of Construction Costs
Brokerage & Marketing	3.5% of Gross Sales Revs.
Land Carry	Cost*10.0%*1.25
Legal, Accounting, Insurance & Security	$800 per unit
Survey, Landscaping & Site Engineering	1.0% of Construction Costs
Contingency	6 % of Construction Costs
Interest During Sell-Out	H.C.*12% *.25

CAB DEVELOPMENT PROJECT
PHASE I

CONSTRUCTION COSTS

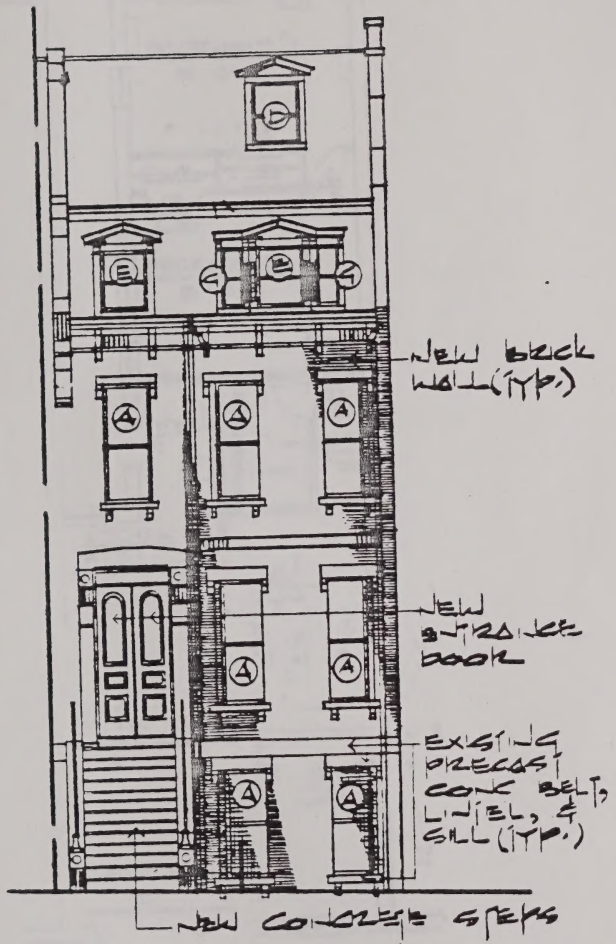
UNIT	BLD'G	GSF	COST SF	CONSTRUCTION COSTS
BASEM'T	79 HIGHLAND	715	$18.00	$12,870
A		715	$58.00	$41,470
		715	$58.00	$41,470
B		715	$54.00	$38,610
		2,860	$47.00	$134,420
BASEM'T	75 HIGHLAND	1,207	$15.00	$18,105
A		1,207	$50.00	$60,350
B		1,207	$50.00	$60,350
C		1,207	$48.00	$57,936
		4,828	$40.75	$196,741
BASEM'T	67 HIGHLAND	1,207	$15.00	$18,105
A		1,207	$50.00	$60,350
B		1,207	$50.00	$60,350
C		1,207	$48.00	$57,936
		4,828	$40.75	$196,741
	TOTAL	12,516	$42.18	$527,902

PROJECT SCHEDULE

PROJECT: 75 HIGHLAND STREET CONTRACTOR: G.L. FUTURE CONSTRUCTION

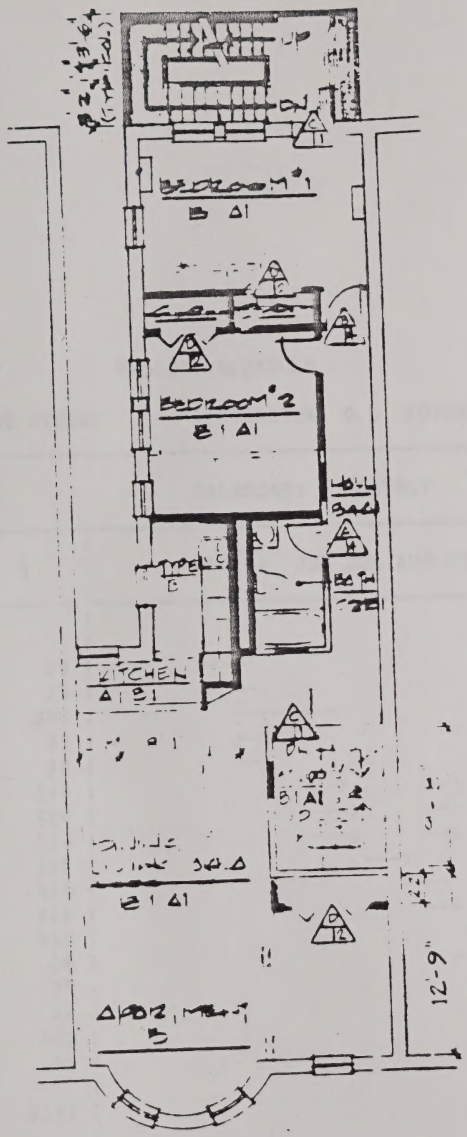
($ in 000's) CALENDAR: MONTHLY 1987

DESCRIPTION	$	APR MA JUN JUL AUG SEP OCT NOV
Demolition	$9	----›
Site Preparation	$5	--›
Rough Framing	$20	--------›
Masonry	$5	--›
Roofing	$8	--›
Windows/Doors	$16	---› --›
Electrical	$20	---› --›
Plumbing	$14	---› --›
Heating/Insulation	$15	---›
Drywall	$15	---›
Finish Carpentry	$18	---›
Appliances	$10	-›
Painting	$6	-›
Carpeting	$8	-›
Landscaping	$2	-›
Overhead & Profit	$21	
Taxes	$5	
Total	$197	



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

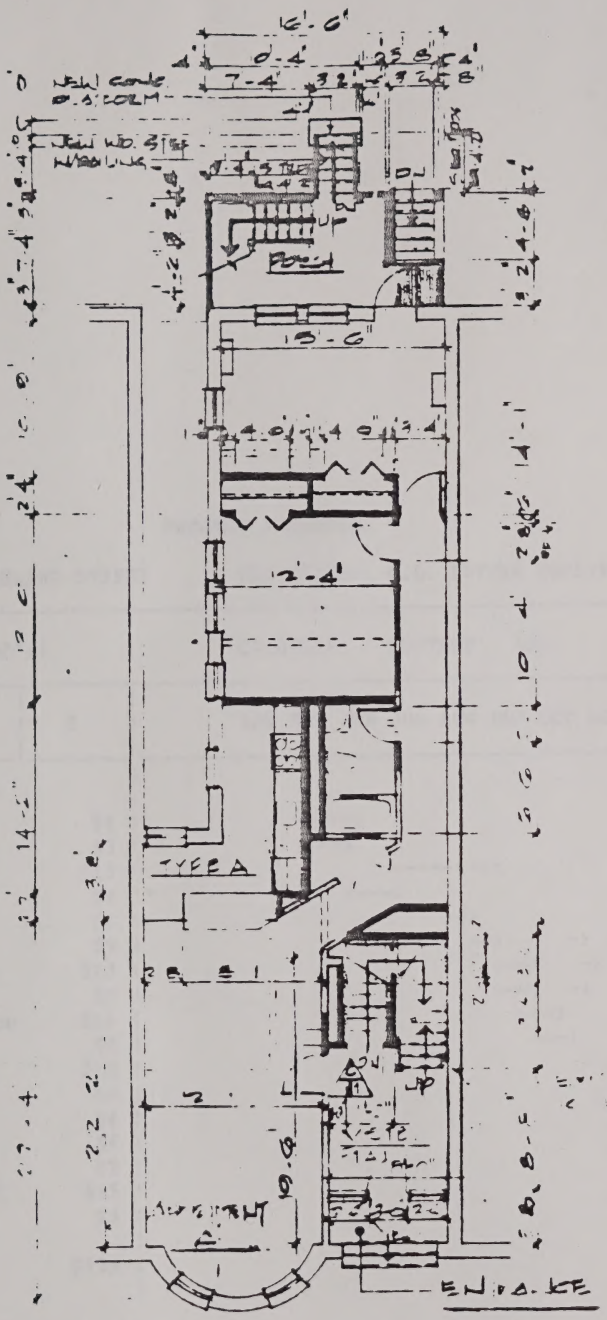
SCALE: 1/8" = 1'-0"

PROJECT SCHEDULE

PROJECT: 67 HIGHLAND STREET CONTRACTOR: G.L. FUTURE CONSTRUCTION

($ in 000's) CALENDAR: MONTHLY 1987

DESCRIPTION	$	APR MA JUN JUL AUG SEP OCT NOV
Demolition	$9	----›
Site Preparation	$5	--›
Rough Framing	$20	--------›
Masonry	$5	--›
Roofing	$8	--›
Windows/Doors	$16	---› --›
Electrical	$20	---› --›
Plumbing	$14	---› --›
Heating/Insulation	$15	---›
Drywall	$15	---›
Finish Carpentry	$18	---›
Appliances	$10	-›
Painting	$6	-›
Carpeting	$8	-›
Landscaping	$2	-›
Overhead & Profit	$21	
Taxes	$5	
Total	$197	



FIRST FLOOR PLAN

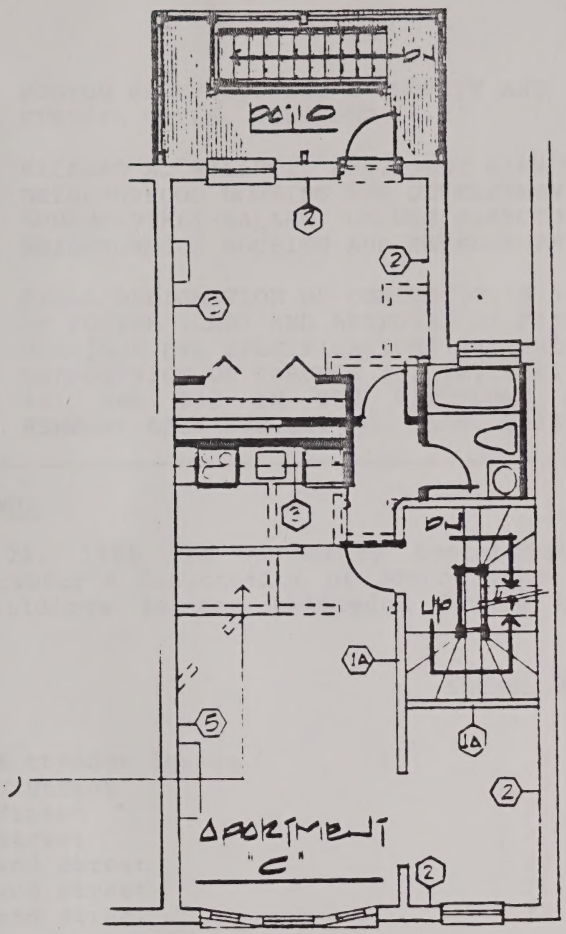
1/8" = 1'-0"

PROJECT SCHEDULE

PROJECT: 79 HIGHLAND STREET CONTRACTOR: G.L. FUTURE CONSTRUCTION

($ in 000's) CALENDAR: MONTHLY 1987

DESCRIPTION	$	APR MA JUN JUL AUG SEP OCT NOV
Demolition	$8	-----›
Site Preparation	$3	--›
Rough Framing	$13	---------›
Masonry	$4	----›
Roofing	$6	--›
Windows/Doors	$9	--› -›
Electrical	$13	---› -›
Plumbing	$8	---› -›
Heating/Insulation	$16	---›
Drywall	$8	---›
Finish Carpentry	$10	---›
Appliances	$6	-›
Painting	$4	-›
Carpeting	$6	-›
Landscaping	$2	-›
Overhead & Profit	$15	
Taxes	$3	
Total	$134	



THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

Doc. #4488

MEMORANDUM APRIL 23, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT

RE: FINAL DESIGNATION OF CONTRACTOR'S ASSOCIATION OF BOSTON (CAB) AND APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCELS #3, #8, #30, #31 and #32 IN THE KITTREDGE SQUARE URBAN RENEWAL AREA PROJECT NO. MASS. R-167

BACKGROUND:

On May 21, 1985 the Authority tentatively designated the Contractor's Association of Boston (CAB) to redevelop seven buildings in the Kittredge Square Urban Renewal Area:

ADDRESS	PARCEL NUMBER
8 Alvah Kittredge Square	8
21 Morley Street	3
20 Dorr Street	21
22 Dorr Street	22
67 Highland Street	30
75 Highland Street	31
79 Highland Street	32

These buildings were difficult to dispose of because of the extent of their deterioration and the prevailing financial condition of the marketplace (i.e., high interest rates, red-lining, etc.).

Consequently, on September 12, 1985 the Authority granted fifty thousand dollars ($50,000) to CAB for the purpose of writing-down the development cost of the project to the extent that an optimum number of units could be marketed to families earning up to 80% of the median Boston SMSA 1985 income.

On September 30, 1986, # 20-22 Dorr Street was razed per instruction of the City's Inspectional Services Department. As a result, this property has been withdrawn from consideration for purposes of this memorandum, pending further review by the Authority.

After a protracted series of discussions with various Authority staff members, CAB overcame their initial organizational difficulties and retained Atty. James Dilday as their Project Manager. Subsequently, Atty. Dilday was replaced by Future Development Corporation/Al Gentry as Project Manager and on December 31, 1986 the Authority received the CAB proposal to support their request for final designation.

DEVELOPMENT & MARKETING STRATEGY:

CAB proposes to modify the aforementioned properties through rehabilitation, in order to accommodate thirteen condominium units. Eight of these units shall be marketed to "low and moderate" income households and the remaining five units shall be sold at market rate. Four of the "below market" two and three bedroom units shall be priced to sell at $86,000 and $96,000 respectively; and, homebuyers shall be able to take advantage of the Massachusetts Housing Opportunities Program. The remaining four "below market" two and three bedroom units shall be priced to sell from $106,000 to $110,000 respectively; and, homebuyers shall be able to take advantage of the Massachusetts Housing Financing Agency-First Time Homebuyers Program.

In furtherance of the marketing strategy outlined in the City's Fair Housing Plan, the Roxbury Multi-Service Center was awarded a contract by the Authority to identify potential homebuyers from the greater Roxbury community. To date, more than 80 potential homebuyers have demonstrated their ability to make the necessary down-payment and closing costs to acquire these units and make their dream of owning their home a reality.

All units shall be marketed in accordance with the City's Fair Housing Plan and the contractor's have agreed to comply with the City's Job Policy Ordinance.

The total development cost for this project is $1,318,000 and conventional financing (construction and permanent) shall be provided by the Provident Institution for Savings.

In order to mitigate the effects of the development schedule on these various scattered sites, the developers have decided to retain two contractors, G.L. Future Construction Company, Inc. and Professional Builders, Inc.; and the architect for this project is Curtis Harris of Harris & Davis, Inc. of Boston, MA.

In furtherance of all aspects of the Authority's Development Review Process, the Contractor's Association of Boston, Inc. have submitted final working drawings and design specifications which have been reviewed and approved by the staff. The Joint Development Committee of the Roxbury Highlands Neighborhood has also reviewed the design and marketing strategy for this project and concur with the recommendation of the staff.

It is therefore recommended that the Contractor's Association of Boston, Inc. be finally designated as redeveloper of parcels # 3, #8, #30, #31 and #32 located in the Kittredge Square Urban Renewal Area.